



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, December 16, 2015

Worksession 9:00 AM

Public Hearing 10:00 AM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/boards/planninganddevelopment/>

BOARD MEMBERS:

Dan Moore	_____
Robert Gutierrez	_____
Gene Miers	_____
Bob Riley	_____
Shubie Smith	_____
Michael Wellbaum, Chair	_____
James Hill, Vice Chair	_____
Robert Kelly	_____
Graham Brizendine	_____

I. 9:00 A.M. WORK SESSION Development Conference Room – Lower Level

A. Review of Cases on Today's Agenda

II. 10:00 A.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the November 18, 2015 Hearing _____

B. Cases on Today's Agenda

C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 20, 2016)



D. Continued Case

1. BAC-15-070

DFW K&H Real Estate by Pope, Hardwicke, Christi, Schell, Kelly & Ray
2500 - 2700 blocks Decatur Avenue

- a. Request a **SPECIAL EXCEPTION** in a "K" Heavy Industrial District to permit the continued operation of a motor vehicle junk yard for a period of 10 years.

E. New Cases

2. BAC-15-092

CVS Pharmacy by Barnett Signs
13901 Sendera Ranch Boulevard

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

3. BAC-15-094

7-Eleven by Barnett Signs
1600 Western Center Boulevard

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on:
 - i. the northern gasoline canopy face,
 - ii. the eastern gasoline canopy face, and
 - iii. the western gasoline canopy face.
- b. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the installation of electronic changeable copy on a monument sign.

4. BAC-15-099

CentrePort Industrial Phase I by CBRE
4629 Diplomacy Road

- a. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of mechanical equipment visible from a public street without providing solid screening fencing.
- b. Request a **VARIANCE** in a "J" Medium Industrial District to permit the construction of mechanical equipment visible from a public street and providing screening less than the height of the equipment.

5. BAC-15-101

1.17 Sycamore, LLC by Richard Bates
1900 W. Everman Parkway

- a. Request a **SPECIAL EXCEPTION** in an "E" Neighborhood Commercial District to permit the construction of a water/ice vending kiosk in the parking lot.

6. BAC-15-102

Fort Worth ISD by Nathan King
7300 John T. White Boulevard

- a. Request a **VARIANCE** in an "A-5" One-Family and "E" Neighborhood Commercial District to reduce the number of required parking spaces, providing 128 parking spaces, where a minimum of 123 spaces are required, deficient by 5 parking spaces.



7. BAC-15-104 **Hawkins Family Joint Venture by American Tower Corp.**
5000 Cromwell Marine Creek Road

- a. Request a **SPECIAL EXCEPTION** in a “R1” Zero Lot Line/Cluster District to permit the installation of a stealth telecommunication tower.
- b. Request a **VARIANCE** in a “R1” Zero Lot Line/Cluster District to permit the installation of a telecommunication tower approximately 110 feet in height instead of the allowed 85 feet in height, excessive by approximately 25 feet in height.

8. BAC-15-105 **City of Fort Worth by GDC Technics**
2080 Eagle Parkway

- a. Request a **VARIANCE** in a “PD 989” Planned Development District to permit the re-construction of an attached sign 1,370 square feet in area that exceeds the maximum area of 500 square feet by 870 square feet.

9. BAC-15-106 **Llewellyn Realty by Freedom in Worship Church**
1300 E. Vickery Boulevard

- a. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit a temporary outdoor amusement (outdoor church) for an indefinite period of time.
- b. Request a **SPECIAL EXCEPTION** in a “K” Heavy Industrial District to permit non-accessory outdoor storage of a dumpster and 3 portable toilets for 5 years.
- c. Request a **VARIANCE** in a “K” Heavy Industrial District to permit non-accessory outdoor storage without providing the required screening fence.

F. Translation Case (Continued)

10. BAC-15-079 **Jose Luis Saucillo**
2021 N. Grove Street

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage for 5 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of non-accessory outdoor storage without providing landscaping.

III. ADJOURNMENT: _____

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados

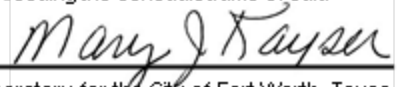


(ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, December 09, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas